

Albany Crossing Amendment TND Principles Statement Dominion Homes, Inc.

This Statement is submitted pursuant to Section 3320.13(C) of the Columbus Zoning Code (the “Code”), and is to address consistency of this Rezoning Application with the Traditional Neighborhood Code (“TND”) principles set forth in Section 3320.011 of the Code.

This Application addresses 15.9 +/- acres of the original 125± acre TND and CPD development put forth by Dominion Homes and approved by Columbus City Council on July 26, 2004 (Ordinance No. 1403-2004; Z03-1043), and known as the Village at Albany Crossing. This TND development is one of several developments in the northeast area of Columbus approved in 2004 as the first group of developments under the City’s “Pay As We Grow” development program.

The larger Albany Crossing development includes provides for a complimentary mixed-use neighborhood that fosters pedestrian activity and a sense of community. It includes a future commercial site at the development’s access to Hamilton Road, a large central park area, additional open spaces throughout, and a combination of dwelling unit types, including more conventional single family development in the Neighborhood Edge District, smaller single family homes served by alleys in the Neighborhood General District, a separate area of alley-based single family development specifically designed to serve an older, empty-nester population, also in the Neighborhood General District (with variances approved by the Board of Zoning Adjustment), and attached townhomes in the Neighborhood Center District.

The purpose of this application is to modify 15.9 +/- acres in the northeast corner of the site to support additional more conventional single family development in the Neighborhood Edge District. The 15.9 acres is currently included in the Neighborhood General District, and proposed for development with single family homes served by alleys. The rezoning, if approved, will represent a slight down-zoning, reducing the overall number of units permitted on the overall Albany Crossing site by 18, from 598 to 580. It will also result in a more balanced overall mix of unit types by reducing the alley-based single family development from slightly over sixty percent of the total units to slightly under fifty percent of the total number of units. The Applicant believes the change will also permit it to better meet future market demands.

- A. *The basic increment of planning is the transit-supportive, mixed-rise neighborhood of a minimum density of five units per acre.*

The proposed density for the 15.9 acres proposed for rezoning is 3.89 units/acre, down from approximately five units/acre currently. The rezoning would reduce the overall Albany Crossing density slightly, from 4.8 units/ acre to 4.69 du/acre. The regulating plan for Albany Crossing shows Neighborhood Edge (conventional single family homes) along the north and west boundaries of the 15.9 +/- acres; this rezoning will effectively change the rest of the 15.9 +/- acres to Neighborhood Edge as well.

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The larger Albany Crossing development is designed to be density supportive of public transit through a generally compact development pattern, including higher density development around the center park area and higher density single family alley-based development generally to the eastern part of the development. Overall, the Albany Crossing development provides an appropriate transition from the higher density residential and commercial uses to the east along Hamilton Road. The rezoning of the 15.9 acres actually improves the transition and functional relationships in the northwestern area of the site.

- B. *The neighborhood is defined by an easy walking distance from edge to center, ranging from a quarter mile to a half mile.*

From east to west and north to south, no units in this neighborhood are more than 1/3 of a mile from the central park, and smaller open spaces are located throughout the community.

- C. *A variety of housing stock serves a range of incomes and age groups and includes backyard apartments, apartments above shops and residential units adjacent to work places.*

The several development and residential unit types serve a range of incomes and age groups. The streetscapes are characterized by detached and attached homes, with both detached garages and attached garages, and accessed both by lanes (alleys) and (as to attached garages in the Neighborhood Edge District) streets. The proposed zoning change will more evenly balance the differing available unit types.

- D. *A variety of business types are accommodated, from retail and professional offices to live-work" units and outbuildings for start up businesses. The office stock serves a range from home occupations to conventional office buildings. The retail stock includes a range from the corner store to small supermarkets.*

The Albany Crossing development addresses the transect districts of Neighborhood Edge, Neighborhood General and Neighborhood Center. In conjunction with this TND development, the site includes a small, .77+ acre commercial planned district, which permits Neighborhood and Office Commercial C2 uses.

- E. *Special sites are reserved for civic buildings to serve as symbols of the community, thus enhancing community identity.*

The overall Albany Crossing site is based around a central community park. A community clubhouse with a tot lot and swimming facilities is located

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within this area for use by the surrounding neighborhood. The clubhouse has been located to provide the terminal view the primary site entry off Hamilton Road. More than 11 acres of the central green have been dedicated to the City of Columbus for parks and recreation. The 15.9 acres that is involved with this rezoning includes a natural area of .5 acres, which is part of the over 32 acres of park/open space area in the overall Albany Crossing development.

- F. *A variety of civic spaces take the form of parks, greens, squares and plazas.*

Civic spaces of various sizes are dispersed throughout the site. The site design includes a 6.7-acre wooded reserve, several greens and the main 10.1-acre community park. A significant portion of the civic spaces are located so that homes front/face them, thereby reinforcing their significance. This rezoning will not reduce the open space for the larger Albany Crossing development, and since it provides for fewer overall units, actually increases the per-unit open space area.

- G. *A variety of thoroughfares are designed to be equitable to the pedestrian, bicycle and automobile. Thoroughfares are connected in such a way as to encourage walking and reduce the number and length of automobile trips.*

Thoroughfare types include a hierarchy of streets, closes and lanes as well as sidewalks and a bicycle route. All streets and lanes are interconnected with entrances to the neighborhood from Central College Road, Warner Road and Hamilton Road.

- H. *Building frontages spatially delineate thoroughfares and civic spaces and mask parking lots.*

The building frontages define the thoroughfare streetscape. Even after approval of this rezoning, a significant portion of the Albany Crossing development will be characterized by homes with garages at the rear, accessed from lanes. In the area devoted to townhomes, buildings are oriented to mask parking lots that are located behind the townhomes. Supplemental and overflow parking is available on street. The Neighborhood Edge areas are characterized by larger homes with attached garages accessed from the street. These areas are located in the portion of the overall site that provides a transition to land to the west that falls within the edge category on the Rocky Fork Blacklick Accord.

- I. *Smaller block sizes reflecting intensity of use for each district will serve to support the above principles.*

Block size is consistent with the transact diagrams illustration for

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Neighborhood Edge and Neighborhood General. The Neighborhood Edge has a block length of approximately 700', and is located along northeast portion of the developed area within the site. The remainder of the site consists of Neighborhood General and has a smaller block length of approximately 500'.

Dominion Homes, Inc., Applicant

By: _____

Its: _____

Date: _____